

Fill in this information to identify the case:

Debtor name AGTJ13, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
DIVISION

Case number (if known) 2:24-bk-11409-SK

☐ Check if this is an
amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 11, 2024

X


Signature of individual signing on behalf of debtor

Lafayette Jackson Sharp, IV
Printed name

Manager
Position or relationship to debtor

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United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
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Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 100,000,000.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 660,619.37
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 100,660,619.37

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 59,613,593.33
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 243,024.51
4. Total liabilities Lines 2 + 3a + 3b	\$ 59,856,617.84

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Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

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Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

First Republic Bank

-This Account is in the control of CPIF California, LLC and Debtor does not have the ability to access such funds at this time, but it is Debtor's position that such funds constitute property of the estate

3.1.

Checking

8836

\$298,772.69

Farmers & Merchants Bank (as of Petition Date)

Note: Funds deposited into Debtor in Possession Account at SMBC ManuBank aka Manufacturer's Bank on March 8, 2024

3.2.

Checking

9171

\$57,610.05

Farmers & Merchants Bank (as of Petition Date)

Note: Funds deposited into Debtor in Possession Account at SMBC ManuBank aka Manufacturer's Bank on March 8, 2024

3.3.

Checking

9155

\$4,836.34

4. Other cash equivalents (Identify all)

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5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$361,219.08

Part 2: Deposits and Prepayments

6. **Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.
☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

Tenant deposits and prepayments

Pacific City Bank: \$11,858.29 (Prepayment/Overpayment)

Pacific City Bank: \$25,200.00 (Security Deposit)

Emerald Enterprise: \$5,000.00 (Security Deposit)

Kimberly Hae Sun Kim: \$4,595.00 (Security Deposit)

Catherin Park: \$12,787.00 (Security Deposit)

JeongJu Han: \$13,600.00 (Security Deposit)

7.1. **Warren Wi Kim: \$11,360 (Security Deposit)** \$84,400.29

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$84,400.29

Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 0.00 - 0.00 = Unknown
face amount doubtful or uncollectible accounts

11b. Over 90 days old: 0.00 - 0.00 = Unknown
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Debtor **AGTJ13, LLC**
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Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48.	Watercraft, trailers, motors, and related accessories <i>Examples:</i> Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
49.	Aircraft and accessories			
50.	Other machinery, fixtures, and equipment (excluding farm machinery and equipment) Fixtures and equipment located at real property located at 450 South Western Avenue, Los Angeles, CA 90020	\$0.00		Unknown

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Debtor **AGTJ13, LLC**
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Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

55.1. **Commercial real property comprised of a three-story shopping mall and improvements located at 450 South Western Avenue, Los Angeles CA**

100% owned

Unknown

Debtor's Opinion

\$100,000,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$100,000,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.
☒ Yes Fill in the information below.

Current value of debtor's interest

71. **Notes receivable**

Description (include name of obligor)

Loan Agreement between Kreation Enterprise Inc. as borrower and AGTJ13, LLC as lender, in the original principal amount of \$215,000.00

215,000.00 - **0.00** =
Total face amount doubtful or uncollectible amount

\$215,000.00

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

Debtor AGTJ13, LLC
Name

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Commercial General Liability Insurance
Insurer: Wesco Insurance Company
Policy Number: WPP2029787 00

Unknown

Umbrella Liability Insurance
Insurer: Wesco Insurance Company
Policy Number: WUM1994330 02

Unknown

Commercial Property Insurance
Insurer: Wesco Insurance Company
Policy Number: WPP2029787 00

Unknown

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

Potential claims and causes of action against third parties, including, without limitation, for unpaid rents, breach of contract, breach of the covenant of good faith and fair dealing, and other causes of action

Unknown

Nature of claim	Breach of contract, breach of the covenant of good faith and fair dealing
------------------------	--

Amount requested	\$0.00
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75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*
See Schedule G for list of executory contracts and unexpired leases

Unknown

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$215,000.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$361,219.08	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$84,400.29	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$100,000,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$215,000.00	
91. Total. Add lines 80 through 90 for each column	\$660,619.37	+ 91b. \$100,000,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$100,660,619.37

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Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

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Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	CPIF California, LLC <small>Creditor's Name</small> 1910 Fairview Avenue East Suite 200 Seattle, WA 98102 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred January 10, 2022; December 30, 2022 Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Los Angeles County Tax Collector 2. Lone Oak Fund, LLC 3. CPIF California, LLC	Describe debtor's property that is subject to a lien Commercial real property comprised of a three-story shopping mall and improvements located at 450 South Western Avenue, Los Angeles CA Describe the lien Second Position Deed of Trust and Assignment of Rents and Leases Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$29,074,389.25	\$100,000,000.00

2.2	Lone Oak Fund, LLC <small>Creditor's Name</small> 11611 San Vicente Blvd. Suite 640 Los Angeles, CA 90049 <small>Creditor's mailing address</small>	Describe debtor's property that is subject to a lien Commercial real property comprised of a three-story shopping mall and improvements located at 450 South Western Avenue, Los Angeles CA Describe the lien First Position Deed of Trust	\$29,810,000.00	\$100,000,000.00
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Debtor **AGTJ13, LLC**
Name

Case number (if known) **2:24-bk-11409-SK**

Creditor's email address, if known

Date debt was incurred

January 10, 2022

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3

Los Angeles County Tax Collector

Creditor's Name

**P.O. Box 54110
Los Angeles, CA
90054-0110**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

Commercial real property comprised of a three-story shopping mall and improvements located at 450 South Western Avenue, Los Angeles CA

\$729,204.08

\$100,000,000.00

Describe the lien

Real Property Taxes

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$59,613,593.33

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

**Antonia Stabile, Esq, Benesch,
Friedlander, Coplan & Aronoff LLP
100 Pine Street, Suite 3100
San Francisco, CA 94111**

On which line in Part 1 did you enter the related creditor?

Line **2.1**

Last 4 digits of account number for this entity

**Kevin M. Capuzzi, Esq., Benesch,
Friedlander, Coplan & Aronoff LLP
1313 North Market Street, Suite 120
Wilmington, DE 19801**

Line **2.1**

Debtor **AGTJ13, LLC** Case number (if known) **2:24-bk-11409-SK**
Name

**M. Reas Bowman, Benesch,
Friedlander, Coplan & Aronoff LLP
71 SOutH Wacker Drive, Suite 1600
Chicago, IL 60606**

Line **2.1**

**Simon Aron, Esq., Wolf, Rifkin,
Shapiro, Schulman & Rabkin LLP
1140 W. Olympic Blvd., 9th Fl.
Los Angeles, CA 90064**

Line **2.2**

Fill in this information to identify the case:

Debtor name **AGTJ13, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
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Case number (if known) **2:24-bk-11409-SK**

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Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address Acosta Power Sweeping Services, Inc 2134 Berkshire Cir. Corona, CA 92879 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$38,839.12
3.2	Nonpriority creditor's name and mailing address Amtrust North America PO Box 6939 Cleveland, OH 44101 Date(s) debt was incurred ____ Last 4 digits of account number <u>8700,3002</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Insurance</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$43,722.00
3.3	Nonpriority creditor's name and mailing address Athens Service P.O. Box 60009 City of Industry, CA 91716 Date(s) debt was incurred ____ Last 4 digits of account number <u>4494</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Waste Disposal Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$53,559.60
3.4	Nonpriority creditor's name and mailing address City of Los Angeles City Clerk's Office/Tax & Permit 111 N. Hope St., #258 Los Angeles, CA 90012 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>FOR NOTICING PURPOSES ONLY</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$0.00

Debtor	AGTJ13, LLC Name	Case number (if known)	2:24-bk-11409-SK
3.5	Nonpriority creditor's name and mailing address F&G Global, LLC 112 White Plume Irvine, CA 92618 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown
3.6	Nonpriority creditor's name and mailing address Franchise Tax Board Bankruptcy Section, MS: A-340 P.O. Box 2952 Sacramento, CA 95812-2952 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: FOR NOTICING PURPOSES ONLY Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.7	Nonpriority creditor's name and mailing address Internal Revenue Service P. O. Box 21126 Philadelphia, PA 19114 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: FOR NOTICING PURPOSES ONLY Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.8	Nonpriority creditor's name and mailing address Jake Sharp Capital 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: FOR NOTICING PURPOSES ONLY Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.9	Nonpriority creditor's name and mailing address Jake Sharp Group 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: FOR NOTICING PURPOSES ONLY Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.10	Nonpriority creditor's name and mailing address JU MA Security P.O. Box 743122 Los Angeles, CA 90004 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Security Services Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$43,665.30
3.11	Nonpriority creditor's name and mailing address Kreation Enterprise, Inc. Attn: Joshua Park 450 S. Western Avenue Los Angeles, CA 90020 Date(s) debt was incurred June 2023 Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Tenant Improvement reimbursements Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown

Debtor **AGTJ13, LLC** Case number (if known) **2:24-bk-11409-SK**
Name

3.12 Nonpriority creditor's name and mailing address **L.A. Dept. of Water and Power**
PO Box 30808
Los Angeles, CA 90030-0808
Los Angeles, CA 90030
Date(s) debt was incurred _____
Last 4 digits of account number **6416,7861,8345**
As of the petition filing date, the claim is: *Check all that apply.* **\$15,507.65**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Utility Services**
Is the claim subject to offset? ☒ No ☐ Yes

3.13 Nonpriority creditor's name and mailing address **Mitsubishi Electric US Americas**
5900-A Katella Ave.
Cypress, CA 90630
Date(s) debt was incurred _____
Last 4 digits of account number **42ME,42MH**
As of the petition filing date, the claim is: *Check all that apply.* **\$29,735.36**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Services**
Is the claim subject to offset? ☒ No ☐ Yes

3.14 Nonpriority creditor's name and mailing address **Secured Properties Inc.**
3435 Wilshire Blvd., Suite 2510
Los Angeles, CA 90010
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$17,995.48**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Property Management Services**
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part1 or Part 2 is the
related creditor (if any) listed?

Last 4 digits of
account number, if
any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 243,024.51
5c.	\$ 243,024.51

Fill in this information to identify the case:

Debtor name **AGTJ13, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
DIVISION**

Case number (if known) **2:24-bk-11409-SK**

☐ Check if this is an
amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

**THE DEBTOR IS
EVALUATING ALL
LEASE AGREEMENTS
AND RESERVES THE
RIGHT TO
AMEND/SUPPLEMENT
THIS SCHEDULE G.
THE INCLUSION OF AN
AGREEMENT HEREIN
DOES NOT
CONSTITUTE AN
ADMISSION THAT ANY
SUCH AGREEMENT
CONSTITUTES AN
EXECUTORY
CONTRACT OR
UNEXPIRED LEASE.**

State the term remaining

List the contract number of any government contract

***RESERVATION OF RIGHTS**

2.2. State what the contract or lease is for and the nature of the debtor's interest

**Maintenance and
Cleaning Services
Agreement**

State the term remaining

Month-to-Month

List the contract number of any government contract

**Acosta Power Sweeping Services, Inc
2134 Berkshire Cir.
Corona, CA 92879**

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known) **2:24-bk-11409-SK**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.3. State what the contract or lease is for and the nature of the debtor's interest

**Limited Liability
Company Agreement
for AGTJ13, LLC**

State the term remaining

N/A

List the contract number of any government contract

**AGTJ13 Manager, LLC
32932 Pacific Coast Highway 14 #441
Dana Point, CA 92629**

2.4. State what the contract or lease is for and the nature of the debtor's interest

**Real Property Lease
(Debtor is Lessor)**

State the term remaining

Month-to-Month

List the contract number of any government contract

**Alice Kang dba King Donkatsu
450 S. Western Avenue
#305/FC4
Los Angeles, CA 90020**

2.5. State what the contract or lease is for and the nature of the debtor's interest

**Waste Disposal
Services**

State the term remaining

N/A

List the contract number of any government contract

**Athens Service
P.O. Box 60009
City of Industry, CA 91716**

2.6. State what the contract or lease is for and the nature of the debtor's interest

**Real Property Lease
(Debtor is Lessor)**

State the term remaining

**Term expires December
4, 2025**

List the contract number of any government contract

**Catherine Park dba Bonjuk
450 S. Western Avenue
#305/FC3
Los Angeles, CA 90020**

2.7. State what the contract or lease is for and the nature of the debtor's interest

**Real Property Lease
(Debtor is Lessor)**

State the term remaining

**Term expires August
15, 2024**

List the contract number of any government contract

**CNP Gaju #1 and Dong Hun Yoo
dba Hyunghoon Tendon
450 S. Western Ave., # 305/FC1
Los Angeles, CA 90020**

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known)

2:24-bk-11409-SK

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.8.	State what the contract or lease is for and the nature of the debtor's interest	Real Property Lease (Debtor is Lessor)	
	State the term remaining	Term expires August 14, 2024	CNP Gaju #2 and Dong Hun Yoo dba Seoul Pho
	List the contract number of any government contract		450 S. Western Ave., # 305/FC2 Los Angeles, CA 90020
2.9.	State what the contract or lease is for and the nature of the debtor's interest	Real Property Lease (Debtor is Lessor)	
	State the term remaining	Term expires January 15, 2026	Eden Beauty LLC
	List the contract number of any government contract		450 S. Western Avenue #208 Los Angeles, CA 90020
2.10.	State what the contract or lease is for and the nature of the debtor's interest	Real Property Lease (Debtor is Lessor)	
	State the term remaining	Term expires September 15, 2027	EL SIS LLC
	List the contract number of any government contract		450 S. Western Avenue #215A Los Angeles, CA 90020
2.11.	State what the contract or lease is for and the nature of the debtor's interest	Real Property Lease (Debtor is Lessor)	
	State the term remaining	Month-to-Month	Emerald Enterprise dba Dennis Optical
	List the contract number of any government contract		450 S. Western Ave., #207 Los Angeles, CA 90020
2.12.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Lease Agreement, as amended by that certain Amendment To Lease Between Gaju Market Corporation And 450 S. Western LLC	
	State the term remaining	Term expires December 4, 2035, subject to option to extend	Gaju Market Corporation
	List the contract number of any government contract		450 S. Western Avenue #101 Los Angeles, CA 90020

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known)

2:24-bk-11409-SK

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.13. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

**Term Expires
December 4, 2025**

**Gaju Market Corporation
450 S. Western Avenue
#201
Los Angeles, CA 90020**

List the contract number of any government contract

2.14. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

**Term Expires
December 4, 2025**

**Gaju Market Corporation
450 S. Western Avenue
#204
Los Angeles, CA 90020**

List the contract number of any government contract

2.15. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

**Term expires June 19,
2024**

**Jahyun Judy Hong dba Jungabok
450 S. Western Avenue
#305/FC5
Los Angeles, CA 90020**

List the contract number of any government contract

2.16. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Month-to-Month

**Jay Hyung dba Donginbi
450 S. Western Avenue
#216
Los Angeles, CA 90020**

List the contract number of any government contract

2.17. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

**Term expires May 1,
2024**

**JeongJu Han dba Sinjeon
450 S. Western Avenue
#314
Los Angeles, CA 90020**

List the contract number of any government contract

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known)

2:24-bk-11409-SK

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.18. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor) Unit/Kiosk #212-A**

State the term remaining **May 25, 2024**

List the contract number of any government contract

**Jiyoung Park dba Clement
445 S. Hobart Blvd.
Los Angeles, CA 90020**

2.19. State what the contract or lease is for and the nature of the debtor's interest **Security Services Agreement**

State the term remaining **N/A**

List the contract number of any government contract

**JU MA Security
P.O. Box 743122
Los Angeles, CA 90004**

2.20. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease of Kiosk /Messanine Cubicle Space A**

State the term remaining **Term expires July 30, 2030**

List the contract number of any government contract

**Kimberly Hae Sun Kim
3650 Burritt Way
La Crescenta, CA 91214**

2.21. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining **Term expires September 30, 2030**

List the contract number of any government contract

**Kreation Enterprise, Inc. dba
SR Hair Society
450 S. Western Ave., # 217, 218
Los Angeles, CA 90020**

2.22. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining **Term expires August 31, 2030**

List the contract number of any government contract

**Kreation Enterprise, Inc. dba
Etude
450 S. Western Ave., # 219, 221
Los Angeles, CA 90020**

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known) **2:24-bk-11409-SK**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.23. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

**Term expires
September 30, 2030**

List the contract number of any government contract

**Kreation Enterprise, Inc. dba
Etude Boutique
450 S. Western Ave., # 203, 222
Los Angeles, CA 90020**

2.24. State what the contract or lease is for and the nature of the debtor's interest **Exclusive Right To Represent Owner For Sale Of Real Property (Sale Listing Agreement)**

State the term remaining

Expires May 30, 2024

List the contract number of any government contract

**Marcus & Millichap Real
Estate Investment Services, Inc.
16830 Ventura Blvd., Suite 100
Encino, CA 91436**

2.25. State what the contract or lease is for and the nature of the debtor's interest **Elevator/Escalator Repair/Maintenance Agreement**

State the term remaining

Month-to-Month

List the contract number of any government contract

**Mitsubishi Electric US Americas
5900-A Katella Ave.
Cypress, CA 90630**

2.26. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires June 30, 2027

List the contract number of any government contract

**Myeong Ho Hwang
dba Guardian Computer
450 S. Western Ave., #215-B
Los Angeles, CA 90020**

2.27. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires July 1, 2025

List the contract number of any government contract

**Myeong Ho Hwang dba ELSIS, LLC
450 S. Western Avenue
#214
Los Angeles, CA 90020**

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known)

2:24-bk-11409-SK

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.28. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires June 1, 2026

List the contract number of any government contract

**Pacific City Bank
450 S. Western Avenue
#213
Los Angeles, CA 90020**

2.29. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Month-to-Month

List the contract number of any government contract

**PPS-Capital Inc. and Dong Hun Yoo
dba Myungrang Hot Dog
450 S. Western Ave., #313
Los Angeles, CA 90020**

2.30. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires August 15, 2024

List the contract number of any government contract

**Se Woon Park dba E Young Collection
450 S. Western Avenue
#209
Los Angeles, CA 90020**

2.31. State what the contract or lease is for and the nature of the debtor's interest **Management Agreement & Exclusive Authorization to Lease, as modified by Addendum 1 (providing for removal of exclusive authorization to lease as of May 1, 2023)**

State the term remaining

Month-to-Month

List the contract number of any government contract

**Secured Properties Management
Group Inc./Secured Properties, Inc.
3435 Wilshire Blvd., Suite 2510
Los Angeles, CA 90010**

2.32. State what the contract or lease is for and the nature of the debtor's interest **Site Lease Agreement - rooftop (Debtor is Lessor)**

State the term remaining

Term expires June 7, 2024

List the contract number of any government contract

**T-Mobile West, LLC
12920 SE 38th Street
Bellevue, WA 98006**

Debtor 1 **AGTJ13, LLC**

First Name

Middle Name

Last Name

Case number (if known)

2:24-bk-11409-SK

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.33. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires August 30, 2025

**Tae Ub Yoon dba Yoon's Wacht Co.
450 S. Western Avenue
#215C
Los Angeles, CA 90020**

List the contract number of any government contract

2.34. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Month-to-Month

**Walter Kim dba BMB Medical Group
450 S. Western Avenue
#205, 206
Los Angeles, CA 90020**

List the contract number of any government contract

2.35. State what the contract or lease is for and the nature of the debtor's interest **Real Property Lease (Debtor is Lessor)**

State the term remaining

Term expires December 4, 2025

**Warren Wi Kim dba Ye Teahouse
450 S. Western Avenue
#315, 316
Los Angeles, CA 90020**

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name **AGTJ13, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
DIVISION**

Case number (if known) **2:24-bk-11409-SK**

☐ Check if this is an
amended filing

Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules
that apply:

2.1 **AGTJ13
Manager, LLC** **32932 Pacific Coast Highway 14 #441
Dana Point, CA 92629**

CPIF California, LLC

☒ D **2.1**
☐ E/F _____
☐ G _____

2.2 **Lafayette
Jackson Sharp,
IV** **32932 Pacific Coast Highway 14 #441
Dana Point, CA 92629**

CPIF California, LLC

☒ D **2.1**
☐ E/F _____
☐ G _____

Fill in this information to identify the case:

Debtor name **AGTJ13, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES
DIVISION**

Case number (if known) **2:24-bk-11409-SK**

☐ Check if this is an
amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

**Identify the beginning and ending dates of the debtor's fiscal year,
which may be a calendar year**

From the beginning of the fiscal year to filing date:
From **1/01/2024** to **Filing Date**

Sources of revenue
Check all that apply

☒ Operating a business

☐ Other _____

Gross revenue
(before deductions and
exclusions)

\$1,125,998.61

For prior year:
From **1/01/2023** to **12/31/2023**

☒ Operating a business

☐ Other _____

\$6,433,666.75

For year before that:
From **1/01/2022** to **12/31/2022**

☒ Operating a business

☐ Other _____

\$6,213,285.41

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

**Gross revenue from
each source**
(before deductions and
exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK**

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Lone Oak Fund, LLC 11611 San Vicente Blvd. Suite 640 Los Angeles, CA 90049	12/15/2023, 01/17/2024	\$442,281.66	<input checked="" type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other__
3.2. Secured Properties Inc. 3435 Wilshire Blvd., Suite 2510 Los Angeles, CA 90010	11/28/2023, 01/25/2024	\$44,048.96	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.3. Amtrust North America PO Box 6939 Cleveland, OH 44101	12/08/2023	\$12,542.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.4. L.A. Dept. of Water and Power PO Box 30808 Los Angeles, CA 90030-0808 Los Angeles, CA 90030	12/15/2023, 01/08/2024, 01/23/2024, 01/25/2024	\$69,365.36	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.5. Safarian & Choi LLP 555 Flower Street Suite 650 Los Angeles, CA 90071	02/22/2024	\$5,063.77	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.6. Acosta Power Sweeping Services, Inc 2134 Berkshire Cir. Corona, CA 92879	11/29/2023, 12/12/2023, 12/13/2023, 1/16/2024, 1/29/2024, 02/02/2024, 02/23/2023	\$67,517.74	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.7. JU MA Security P.O. Box 743122 Los Angeles, CA 90004	12/26/2023	\$43,848.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK****4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. CPIF California, LLC 1910 Fairview Avenue East Suite 200 Seattle, WA 98102 Debt potentially guaranteed by insider	To be determined. Approximate ly \$244,146.00 applied by CPIF California, LLC to debt on or around January 4, 2024. Additional information needed from CPIF California, LLC to determine dates and amounts of payments.	Unknown	Interest and Principal paydown by CPIF California, LLC of debt owed to CPIF California, LLC, from cash reserves
4.2. Jake Sharp Capital 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629 Affiliate	February 26, 2023 - February 26, 2024	\$3,429,556.00	Loan repayments. Amount approximated and subject to further review.
4.3. Kreation Enterprise, Inc. Attn: Joshua Park 450 S. Western Avenue Los Angeles, CA 90020 Affiliate of Member of AGTJ13 Manager, LLC	12/19/2023	\$32,500.00	
4.4. F&G Global, LLC 112 White Plume Irvine, CA 92618 Member of AGTJ13 Manager, LLC	February 26, 2023 - February 26, 2024	\$158,817.00	Amount approximate and subject to further review.
4.5. Jake Sharp Group 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629 Affiliate	February 26, 2023 - February 26, 2024	\$1,749,000.00	Loan repayments. Amount approximated and subject to further review.

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK****6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. CPIF California, LLC v. AGTJ13, LLC 24STCV00589	Complaint filed by CPIF California, LLC for specific performance to enforce terms and provisions of an assignment of leases and rents, appointment of receiver, and injunctive relief.	Superior Ct. of the State of California County of Los Angeles Stanley Mosk Courthouse 111 North Hill Street Los Angeles, CA 90012	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Dates of loss	Value of property lost
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Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Note: LNBYG served as counsel to the Debtor in connection with a state court proceeding filed by CPIF California, LLC in the Los Angeles Superior Court, bearing Case No. 24STCV000589. In connection with the state court representation, LNBYG received a total of \$80,000 from the Debtor.		
Levene, Neale, Bender, Yoo & Golubchik L.L.P. 2818 La Cienega Avenue Los Angeles, CA 90034	Additional Note: AGTJ13, LLC transferred to LNBYG on February 23, 2024, the sum of \$36,748 on behalf of AGT13 Manager, LLC as a pre-bankruptcy retainer for AGTJ13 Manager, LLC.	February 26, 2024	\$251,748.00
Email or website address www.lnbyg.com			
Who made the payment, if not debtor? Jake Sharp Group on behalf of the Debtor			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1 Kreation Enterprise, Inc. Attn: Joshua Park 450 S. Western Avenue Los Angeles, CA 90020	Loan Proceeds pursuant to Loan Agreement dated June 15, 2023 \$50,000 on August 7, 2023 \$83,500 on August 14, 2023 \$81,500 on August 17, 2023	08/07/2023, 08/14/2023, and 08/17/2023	\$215,000.00
Relationship to debtor Affiliate of Member of AGTJ13 Manager, LLC and Tenant			

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK**

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.2	CPIF California, LLC 1910 Fairview Avenue East Suite 200 Seattle, WA 98102	Amended and Restated Promissory Note and First Omnibus Modification and Reaffirmation Agreement, increasing loan amount from \$25,103,000 to \$29,190,000	December 30, 2022	Unknown
	Relationship to debtor Lender			
13.3	CPIF California, LLC 1910 Fairview Avenue East Suite 200 Seattle, WA 98102	Second Omnibus Modification and Reaffirmation Agreement Alleged reallocation of reserve funds to interest reserve, and disbursement of \$364,875 to CPIF California, LLC for alleged origination fee.	July 10, 2023	\$364,875.00
	Relationship to debtor Lender			
13.4	CPIF California, LLC 1910 Fairview Avenue East Suite 200 Seattle, WA 98102	First Amendment to Deed of Trust	December 30, 2022	Unknown
	Relationship to debtor Lender			
13.5	CPIF California, LLC 1910 Fairview Avenue East Suite 200 Seattle, WA 98102	First Amendment to Assignment of Leases and Rents	December 30, 2022	Unknown
	Relationship to debtor Lender			
13.6	Lone Oak Fund, LLC 11611 San Vicente Blvd. Suite 640 Los Angeles, CA 90049	Extension fee	December 30, 2022	\$149,050.00
	Relationship to debtor Lender			
13.7	Jake Sharp Capital 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629	Money payments in repayment of loans. Amount approximate and subject to further review. See response to Question 4 for additional information and disclosures.	February 26, 2022 - February 26, 2023	\$1,807,000.00
	Relationship to debtor Affiliate			

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK**

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.8	F&G Global, LLC 112 White Plume Irvine, CA 92618	Money payments totaling approximately \$13,234.75 per month, for an approximate total of \$158,817.	February 26, 2022 - February 26, 2023	\$158,817.00
	Relationship to debtor Member of AGTJ13 Manager, LLC			
13.9	Jake Sharp Group 32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629	Money payments in repayment of loans. Amount approximate and subject to further review. See response to Question 4 for additional information and disclosures.	February 26, 2022 - February 26, 2023	\$347,848.00
	Relationship to debtor Affiliate			

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☐ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.
- ☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☐ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold,

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK**

moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
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Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.**Report all notices, releases, and proceedings known, regardless of when they occurred.****22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.☒ No.☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?☒ No.☐ Yes. Provide details below.

Debtor **AGTJ13, LLC**

Case number (if known) **2:24-bk-11409-SK**

Site name and address

Governmental unit name and address

Environmental law, if known

Date of notice

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address

Governmental unit name and address

Environmental law, if known

Date of notice

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address

Describe the nature of the business

Employer Identification number

Do not include Social Security number or ITIN.

Dates business existed

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☒ None

Name and address

Date of service
From-To

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1. **Secured Properties Inc.**
3435 Wilshire Blvd., Suite 2510
Los Angeles, CA 90010

26c.2. **Lafayette Jackson Sharp, IV**
32932 Pacific Coast Highway 14 #441
Dana Point, CA 92629

26c.3. **Joshua Park**
450 S. Western Avenue
Los Angeles, CA 90020

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

- ☐ None

Name and address

26d.1. **CPIF California, LLC**
1910 Fairview Avenue East
Suite 200
Seattle, WA 98102

Debtor **AGTJ13, LLC**Case number (if known) **2:24-bk-11409-SK****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- ☒ No
- ☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory**Date of inventory****The dollar amount and basis (cost, market, or other basis) of each inventory****28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
AGTJ13 Manager, LLC	32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629	Membership Interest	100%
Name	Address	Position and nature of any interest	% of interest, if any
Lafayette Jackson Sharp, IV	32932 Pacific Coast Highway 14 #441 Dana Point, CA 92629	Manager	N/A

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
- ☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No
- ☒ Yes. Identify below.

Name and address of recipient**Amount of money or description and value of property****Dates****Reason for providing the value**30.1 **See Responses to Questions 4 and 13****Relationship to debtor****31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

- ☒ No
- ☐ Yes. Identify below.

Name of the parent corporation**Employer Identification number of the parent corporation****32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

- ☒ No
- ☐ Yes. Identify below.

Debtor **AGTJ13, LLC**

Case number (if known) **2:24-bk-11409-SK**

Name of the pension fund

Employer Identification number of the pension fund

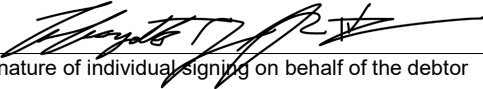
Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 11, 2024**


Signature of individual signing on behalf of the debtor

Lafayette Jackson Sharp, IV
Printed name

Position or relationship to debtor **Manager**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No
☐ Yes

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Central District of California - Los Angeles Division

In re **AGTJ13, LLC**

Debtor(s)

Case No. **2:24-bk-11409-SK**

Chapter **11**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	251,748.00*
Prior to the filing of this statement I have received	\$	251,748.00**
Balance Due	\$	0.00

2. \$ **1,748.00** of the filing fee has been paid.

3. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify): **Jake Sharp Group, on behalf of the Debtor**

4. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

5. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- [Other provisions as needed]

Advising the Debtor with regard to the requirements of the Bankruptcy Court, Bankruptcy Code, Bankruptcy Rules and the Office of the United States Trustee as they pertain to the Debtor; advising the Debtor with regard to certain rights and remedies of its bankruptcy estate and the rights, claims and interests of creditors; representing the Debtor in any proceeding or hearing in the Bankruptcy Court involving its estate unless the Debtor is represented in such proceeding or hearing by other special counsel; conducting examinations of witnesses, claimants or adverse parties and representing the Debtor in any adversary proceeding except to the extent that any such adversary proceeding is in an area outside of LNBYB's expertise or which is beyond LNBYB's staffing capabilities; preparing and assisting the Debtor in the preparation of reports, applications, pleadings and orders including, but not limited to, applications to employ professionals, interim statements and operating reports, initial filing requirements, schedules and statement of financial affairs, lease pleadings, cash collateral pleadings, financing pleadings, and pleadings with respect to the Debtor's use, sale or lease of property outside the ordinary course of business; representing the Debtor with regard to obtaining use of debtor in possession financing and/or cash collateral including, but not limited to, negotiating and seeking Bankruptcy Court approval of any debtor in possession financing and/or cash collateral pleading or stipulation and preparing any pleadings relating to obtaining use of debtor in possession financing and/or cash collateral; assisting the Debtor in the negotiation, formulation, preparation and confirmation of a plan of reorganization and the preparation and approval of a disclosure statement in respect of the plan; and performing any other services which may be appropriate in LNBYB's representation of the Debtor during its bankruptcy case.

*This amount is just the pre-bankruptcy retainer received by Levene, Neale, Bender, Yoo & Golubchik L.L.P. ("LNBYG"). LNBYB reserves the right to request payment from the bankruptcy estate of any and all fees and expenses incurred by LNBYG in excess of the retainer.

**This response pertains to payments related to the Debtor's chapter 11 bankruptcy filing. LNBYG served as counsel to the Debtor in connection with a state court proceeding filed by CPIF California, LLC in the Los Angeles Superior Court, bearing Case No. 24STCV000589. In connection with the state court representation, LNBYG received a total of \$80,000 from the Debtor.

In re **AGTJ13, LLC**

Debtor(s)

Case No. **2:24-bk-11409-SK**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)
(Continuation Sheet)

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:
Matters which are outside of LNBYB's specialization

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

March 11, 2024

Date



Ron Bender 143364

Signature of Attorney

Levene, Neale, Bender, Yoo & Golubchik L.L.P

2818 La Cienega Avenue

Los Angeles, CA 90034

(310) 229-1234 Fax: (310) 229-1244

rb@lnbyg.com

Name of law firm